

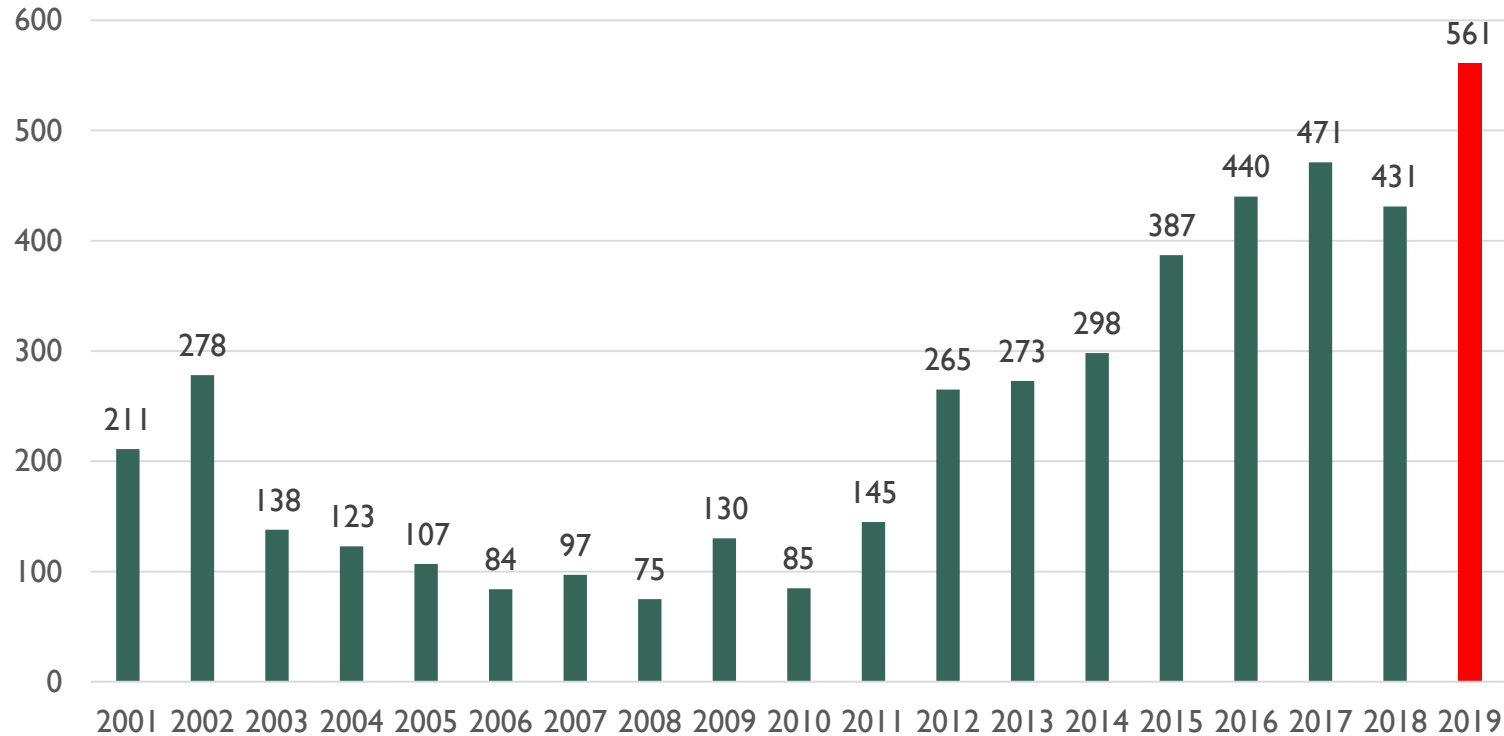
DEVELOPMENT IN GRAND RAPIDS

DEVELOPMENT PROJECT UPDATE | 2.29.20



Planning Department &
Development Center

Construction Cost by Issued Year
(in millions)

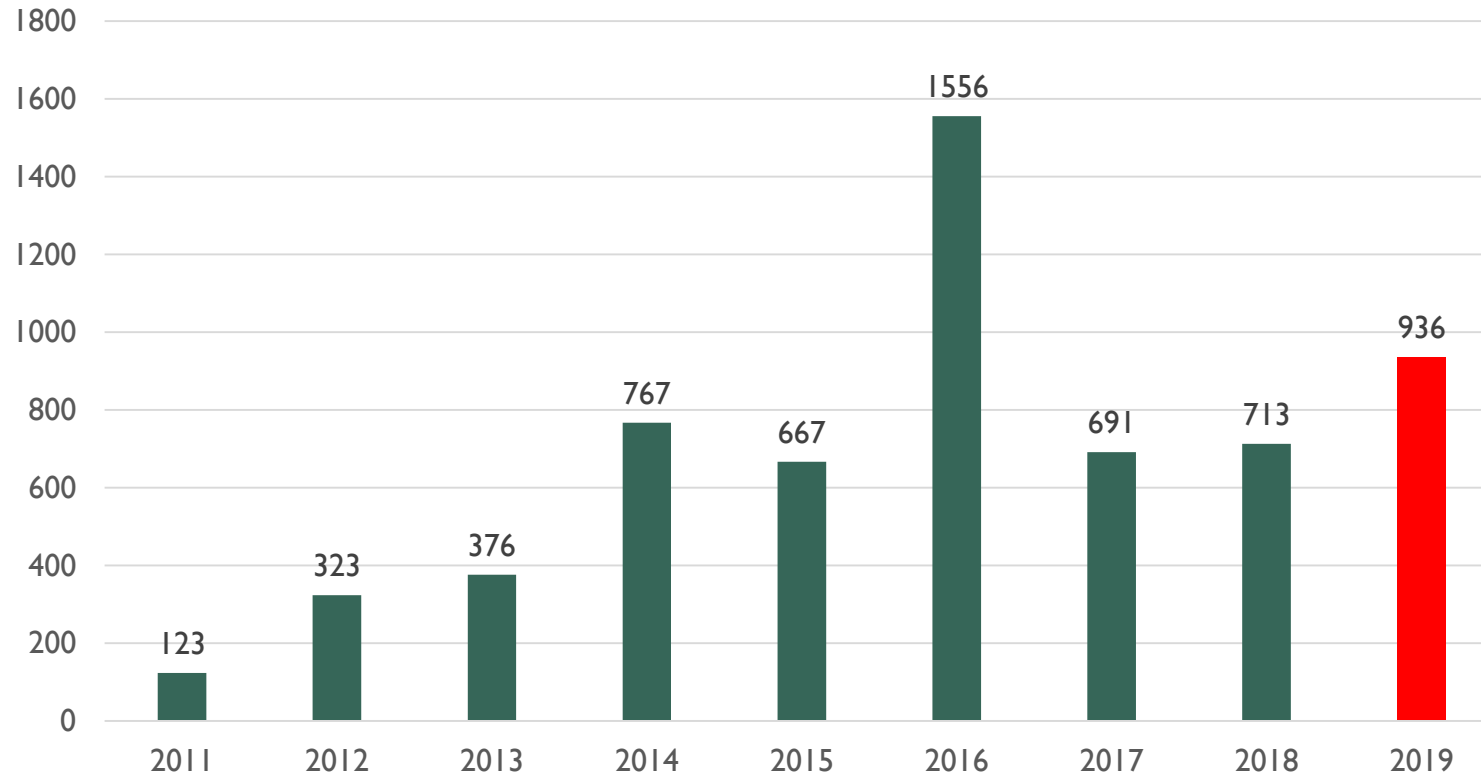


Since 2001, roughly
\$5.0 Billion
of construction value
has been invested in
the **City of Grand
Rapids**



CONSTRUCTION VALUE BY YEAR

Housing Units by Issued Year



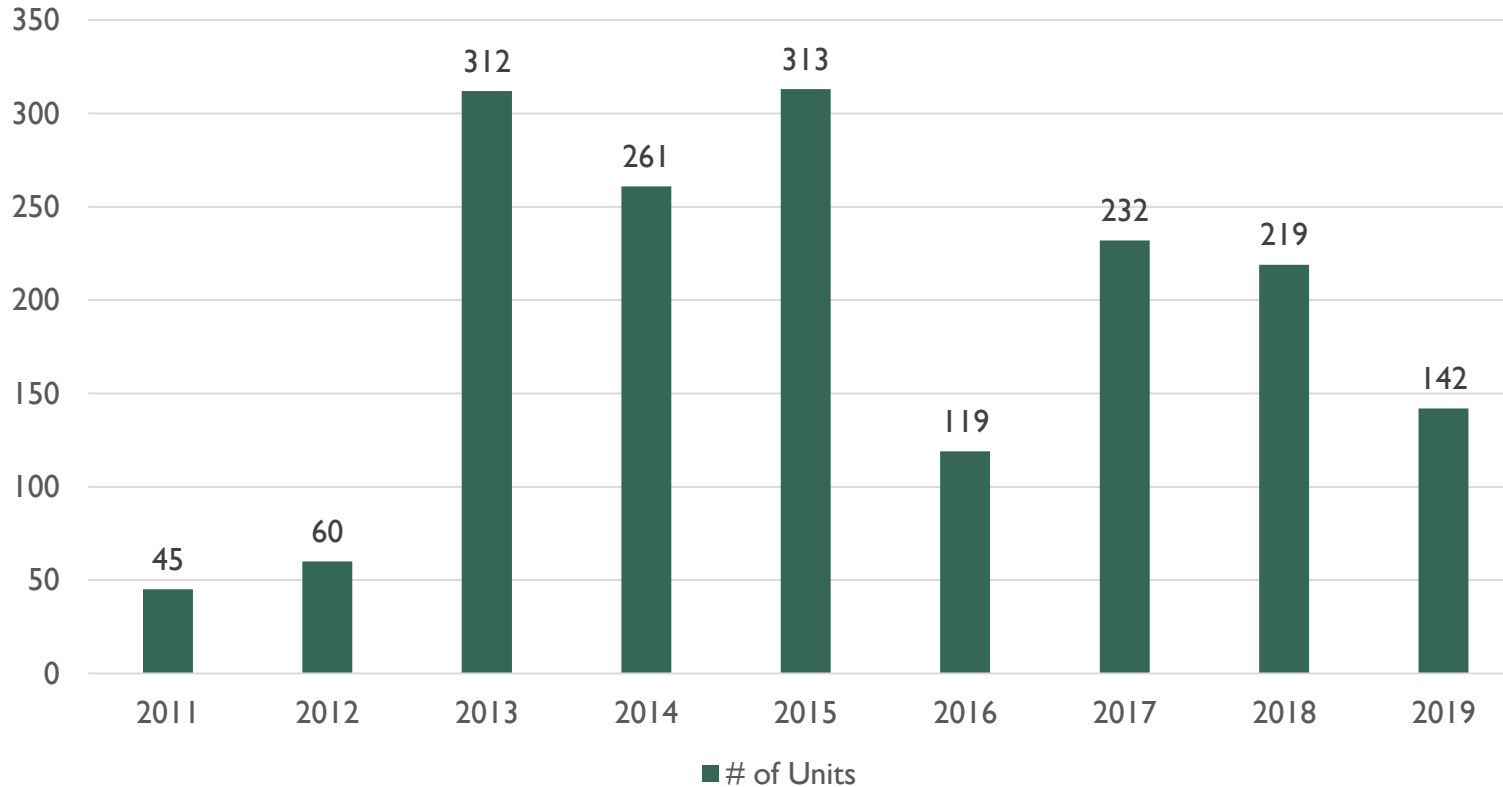
6,152

**new residential units
have been added to
the City of Grand
Rapids housing stock
since 2011**



HOUSING UNITS PERMITTED BY YEAR

Housing Units by Year Placed in Service



1,703

**Low Income Housing
Tax Credit (LIHTC)
units have been
added to the City of
Grand Rapids
housing stock since
2011**



AFFORDABLE HOUSING UNITS - LIHTC

MARIJUANA

UPDATE

- CITY COMMISSION ADOPTED ORDINANCE FOR MEDICAL MARIJUANA IN JULY 2018
- STARTED ACCEPTING APPLICATIONS IN MARCH 2019, RECEIVED NEARLY 100
- 21 MARIJUANA FACILITIES APPROVED BY PLANNING COMMISSION IN 2019
- 15 PROVISIONING CENTERS/ 5 GROWERS / 1 PROCESSOR
- 1 STATE LICENSED AND OPERATIONAL FACILITY
- A MORATORIUM WAS DISCUSSED FOR BOTH MEDICAL AND RECREATIONAL MARIJUANA BUT ULTIMATELY NO ACTION WAS TAKEN

ISSUES

- CONCERNS ABOUT NON-LOCAL AND CONCENTRATED OWNERSHIP
- LIMITED TAX REVENUE COLLECTION AND DISTRIBUTION



Options

- Social Equity Program

SIGNIFICANT POLICY CHANGES

ACCESSORY DWELLING UNITS

- A NEW QUALIFIED REVIEWED PROCESS HAS BEEN CREATED
- NOTICE WILL BE MAILED OUT TO NEIGHBORS WITHIN 300 FEET OF THE ADU ADDRESS
- PUBLIC COMMENT WILL TRIGGER A PUBLIC HEARING BY PC
- IF NO PUBLIC COMMENT THEN IT MAY BE REVIEWED ADMINISTRATIVELY




SIGNIFICANT POLICY CHANGES

TWO-FAMILY DWELLINGS ON CORNER LOTS

- MAY BE ADMINISTRATIVELY REVIEWED
- INCLUDES A REDUCTION OF LOT WIDTH AND AREA REQUIREMENTS TO MATCH WHAT IS REQUIRED FOR SINGLE-FAMILY RESIDENTIAL HOMES ON CORNER LOTS.
- THE ORDINANCE AMENDMENT IS EXPECTED TO INCREASE HOUSING SUPPLY, SUPPORT TWO-FAMILY HOUSING UNITS AND POSSIBLY PROVIDE ADDITIONAL AFFORDABLE HOUSING



Terms are used underneath the address of each site to identify project progress.

- **“Completed” = Done**
 - **“Under Construction” = Being Built**
 - **“Planned” = Final Project Approvals Underway**
 - **“Proposed” = Pending Final Determination to Proceed**
- 



DOWNTOWN / HEARTSIDE





Warner Tower	
Office:	117,000 s.f.
Commercial:	3,000 s.f.
Hyatt Place	
Commercial:	4,500 s.f.
Hotel:	160 Rooms
Investment:	\$63.5 Million
Midtown Properties & Orion Construction	

150 OTTAWA NW: WARNER TOWER/HYATT PLACE
COMPLETED



Movie Theater:	9 Screens
Office:	90 - 105,000 s.f.
Commercial:	40,000 s.f.
Residential Units:	98 Market Rate
Investment:	\$140 Million
Jack Loeks Theatre Enterprise & 616 Dev't	

III IONIA SW: STUDIO PARK

UNDER CONSTRUCTION



Building I	
Hotel:	120-130 Rooms
Restaurant:	2,880 s.f.
Building II	
Office:	76,580 s.f.
Commercial:	11,350 s.f.
Investment:	\$42 Million
CWD Real Estate	

50 MONROE NW: AC HOTEL BY MARRIOTT COMPLETED



Size:	5 stories
Academic:	160,000 s.f.
	15 classrooms
	14 laboratories
Parking:	1220 spaces
GVSU & Spectrum Health	

333 MICHIGAN NE: GVSU HEALTH SCIENCES

UNDER CONSTRUCTION



Size:	7 stories
Parking:	600 spaces
Investment:	\$83 Million
Michigan State University and Health Innovation Partners	

155 MICHIGAN ST NW: DOUG MEIJER INNOVATION BUILDING UNDER CONSTRUCTION



Commercial:	1,500 s.f.
Hotel:	146 Rooms
Investment:	\$24 Million
The Hinman Company	

10 IONIA NW: RESIDENCE INN BY MARRIOTT UNDER CONSTRUCTION



Retail:	12,500 s.f.
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Residential:	82 units
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Investment:	TBD
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Inner City Christian Federation	
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424 S. DIVISION: TAPESTRY SQUARE SENIOR HOUSING

PLANNED



Retail:	2,200 s.f.
Residential:	22 units
Investment:	\$3.0 Million
Rockford Construction	

35 S. DIVISION: ONE SOUTH

COMPLETED



Commercial:	TBD
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Investment:	TBD
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RDV Corporation	
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200 MONROE NW: RDV CORPORATION

UNDER CONSTRUCTION



Commercial:	TBD
Investment:	\$6 Million
CWD Real Estate	



III LYON: CWD REAL ESTATE
PLANNED



WEST SIDE





Restaurant:	10,000 s.f.
Residential Units:	44 Market Rate
Investment:	\$9.8 Million
449 Bridge Street Development LLC	

449 BRIDGE NW: NORTH DEVELOPMENT

UNDER CONSTRUCTION



Commercial:	11,000 s.f.
Residential Units:	13 Market Rate
	51 Affordable
Investment:	\$18 Million
ICCF	

420 STOCKING: STOCKBRIDGE APARTMENTS COMPLETED



Investment: \$1.4 Million

Stockbridge Retail, LLC

438 STOCKING AVE NW: MEIJER GAS STATION

UNDER CONSTRUCTION



Residential Units:	50 - 75 Affordable
Investment:	\$10 Million
Dwelling Place	

1138 PINE NW: PINE AVENUE TOWNHOMES
COMPLETED



Commercial:	2,000 s.f.
Residential Units:	48 Affordable
Investment:	\$10 Million
Dwelling Place	



1400 ALPINE NW: HARRISON PARK

COMPLETED



Residential Units:	49 Affordable
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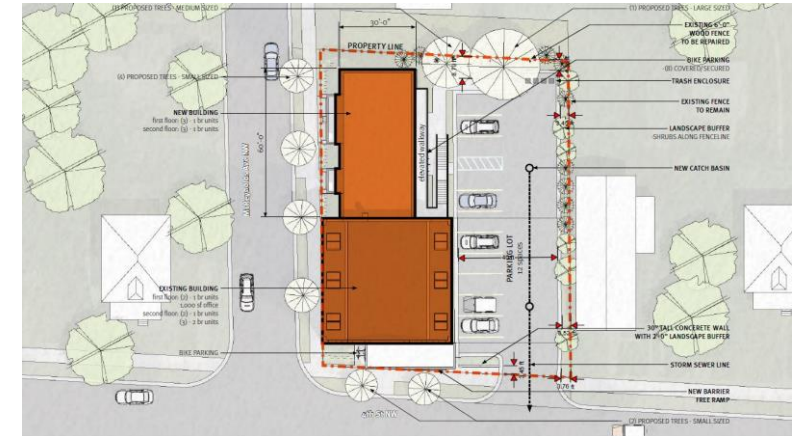
	1 Market Rate
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Investment:	\$10.4 Million
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The Woda Group Inc.	
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745 STOCKING NW: SEVEN45 STOCKING

UNDER CONSTRUCTION



Office:	1,000 s.f.
Residential Units:	13 Market Rate
Investment:	\$2.3 Million
739 Fourth Street, LLC	

739 4TH NW: MIXED-USE DEVELOPMENT

PLANNED



BELKNAP / NORTH MONROE





Residential Units: 40 Market Rate

Investment: \$11.5 Million

CopperRock Construction

613 FAIRVIEW NE: BELKNAP BLUFFS
COMPLETED



Institutional Use

Investment: \$46.5 Million

Grand Valley State University

500 BLOCK LAFAYETTE NE: GVSU FINKELSTEIN HALL
COMPLETED



Residential Units:	40 Market Rate
Investment:	\$41.4 Million
Pioneer Construction	

601 BOND NW: MIXED-USE DEVELOPMENT COMPLETED



NORTHEAST SIDE





Residential Units:	202 Market Rate
Investment:	\$25 Million
American Kendall Properties, LLC	

3100 KNAPP: KNAPP'S CORNER FLATS PHASE 3
COMPLETED



Residential Units: 105 Market Rate

Investment: \$17 Million

Knapp Corner Group

2248 BRIAR HILLS NE: ASPEN LAKES

UNDER CONSTRUCTION



445 KNAPP NE

COMPLETED

Residential Units:	14 Market Rate
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Investment:	\$2.6 Million
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III Halo, LLC	
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Institutional Use

Investment: \$5.7 Million

Cornerstone University

3181 BRADFORD ST NE: WCSG RADIO STATION
UNDER CONSTRUCTION



Residential Units:	88 Market Rate
Investment:	\$18 Million
Michigan Meadows, LLC	

2233 MICHIGAN: MICHIGAN MEADOWS

UNDER CONSTRUCTION



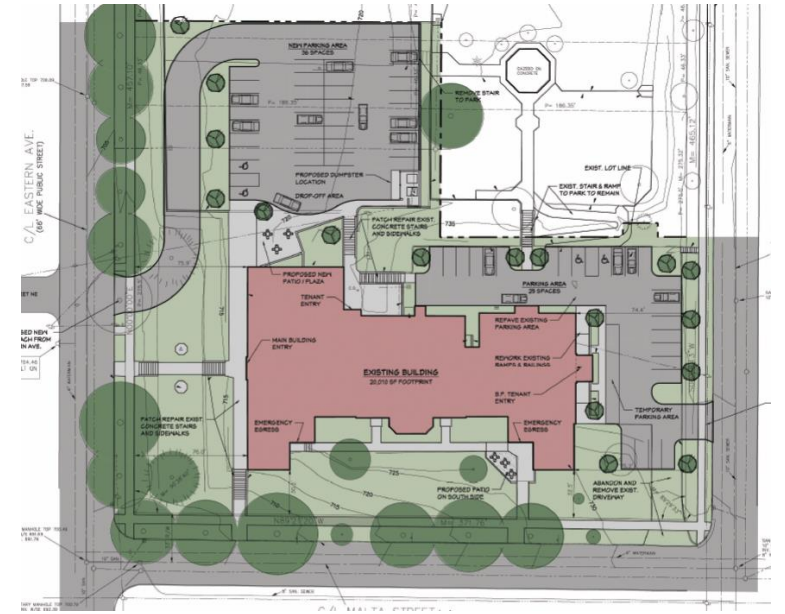
Residential Units:	56 Market Rate
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Investment:	\$8.7 Million
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Village at Thirteen Hundred, LLC	
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I 300 3 MILE NE:VILLAGE @ I 300

COMPLETED



Residential Units: 50 Affordable

Investment: \$13 Million

Inner City Christian Federation

815 MALTA NE: EASTERN ELEMENTARY UNDER CONSTRUCTION



Residential Units:	60 Veteran Units
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Investment:	\$50 Million
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Grand Rapids Home for Veterans	
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3000 MONROE NW: GRAND RAPIDS HOME FOR VETERANS

UNDER CONSTRUCTION



MIDTOWN & UPTOWN





Commercial:	24,000 s.f.
Residential Units:	65 Market Rate
	100 Affordable
Investment:	\$42 Million
Third Coast & PK Development	

1003 MICHIGAN NE: DIAMOND PLACE

COMPLETED



Residential Units:	14 Market Rate
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Office:	3,550 s.f.
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Investment:	\$1.5 Million
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Cherry St Capital	
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11 FULLER AVE SE:THE BALDWIN
COMPLETED



Investment: \$1.427 Million

465 FULLER AVE NE: RETAIL STOREFRONT
COMPLETED



M METRIC
STRUCTURES **Integrated**
Architecture

EXTERIOR IMAGE | VIEW FROM HENRY AVE

20181109 23 SEPTEMBER 2019

341 HENRY AVENUE SE

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M METRIC
STRUCTURES **Integrated**
Architecture

EXTERIOR IMAGE | VIEW FROM HENRY AVE

20181109 23 SEPTEMBER 2019

341 HENRY AVENUE SE

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Residential Units: 10 Market Rate
Metric Structures

**337 AND 341 HENRY AVE SE: MULTI-FAMILY HOUSING
PLANNED**



SOUTHEAST





Residential Units:	36 Affordable
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Investment:	\$10 Million
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LINC

100 BURTON SE: GARFIELD PARK LOFTS

COMPLETED



Residential Units:	26 Affordable Rate
Investment:	TBD
LINC UP Nonprofit Housing Corp.	

1951 & 1975 JEFFERSON: WEST GARFIELD APARTMENTS

UNDER CONSTRUCTION



Commercial:	6 Live/work Units
Residential Units:	4 Market Rate
	61 Affordable
Investment:	\$17.3 Million
Inner City Christian Federation	

501 EASTERN APARTMENTS

COMPLETED



Residential Units:	132 Market Rate
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Investment:	\$15.3 Million
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Oxford Place LLC	
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2144 EASTCASTLE SE: OXFORD PLACE PHASE III
COMPLETED



Residential Units:	5 Market Rate
	Attached Single-Family
Investment:	\$3.25 Million
Kent County Land Bank Authority	

729-739 BATES SE: LAND BANK HOMEOWNERSHIP PROGRAM COMPLETED



Residential Units:	40 Affordable
Social Service:	9,000 s.f.
Institutional:	12,000 s.f.
Investment:	\$15 Million
Inner City Christian Federation	

349 & 415 FRANKLIN SE
UNDER CONSTRUCTION



600 & 650 BURTON: SAMARITAS

UNDER CONSTRUCTION

Residential Units:	50 Senior Housing
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Investment:	\$15 Million
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Pinnacle Ventures	
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SOUTHWEST





Residential Units:	6 Affordable
Investment:	\$0.5 Million
Habitat for Humanity	

1700 CLYDE PARK SW: CLYDE PARK APARTMENTS

COMPLETED



Residential Units:	24 Affordable
Investment:	\$6.1 Million

PLAZA ROOSEVELT: 347 FRANKLIN

UNDER CONSTRUCTION



Residential Units:	24 Affordable
Investment:	\$7 Million

PLAZA ROOSEVELT: 652 GRANDVILLE

UNDER CONSTRUCTION



Investment:	\$16 Million
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Grand Rapids Public Schools

SOUTHWEST HIGH SCHOOL: 327 RUMSEY

UNDER CONSTRUCTION



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